

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/37 Cole Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$990,000 Property Type Unit Suburb Brighton

Period - From 01/07/2024 to 30/09/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/216 Hotham St ELSTERNWICK 3185	\$1,150,000	16/10/2024
2	4/249 New St BRIGHTON 3186	\$1,107,000	21/09/2024
3	23/49 Head St BRIGHTON 3186	\$1,215,000	25/05/2024

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

30/10/2024 22:31

**Property Type:**

Divorce/Estate/Family Transfers

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Unit Price**

September quarter 2024: \$990,000

## Comparable Properties

**1/216 Hotham St ELSTERNWICK 3185 (REI)**

Agent Comments

**Price:** \$1,150,000**Method:** Sold Before Auction**Date:** 16/10/2024**Property Type:** Unit**4/249 New St BRIGHTON 3186 (REI)**

Agent Comments

**Price:** \$1,107,000**Method:** Auction Sale**Date:** 21/09/2024**Property Type:** Unit**23/49 Head St BRIGHTON 3186 (REI/VG)**

Agent Comments

**Price:** \$1,215,000**Method:** Auction Sale**Date:** 25/05/2024**Property Type:** Unit

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